



WOOD & PILCHER



- Three Bed End Terrace Property
- Lounge & Kitchen/Diner
- Gr Floor Bathroom with Shower
- Pretty Rear Garden
- On Street Parking
- Energy Efficiency Rating: E

Woodside Road, Rusthall

Guide Price: £325,000



44 Woodside Road, Rusthall, Tunbridge Wells, TN4 8PZ

A spacious and very pleasant three bedroom end of terrace cottage with a pretty rear garden in this elevated position on a peaceful no through road in Rusthall. Offered as top of chain, the property offers good space for a family, a host of period features and pretty rear gardens. As it is currently arranged, it comprises a spacious lounge with exposed wooden flooring, cast iron fireplace and windows to the front, a separate kitchen breakfast room and in turn a contemporary ground floor bathroom with bath, areas of metro tiling and separate shower cubicle. To the first floor the property enjoys three good sized bedrooms.

SITUATION: The property is set in the popular and pleasant residential area of Rusthall, a village immediately adjacent to Tunbridge Wells. It has a good selection of local retailers including a post office, convenience stores, pharmacy, public houses and takeaway restaurants, with the main town centre of Royal Tunbridge Wells being approximately one and a half miles distant. Tunbridge Wells itself has a wider mix of social, retail and educational facilities including a number of High Street retailers primarily in the Royal Victoria Place Shopping Precinct and Calverley Road areas, alongside further independent retailers and restaurants on Mount Pleasant, the old High Street, Chapel Place and the Pantiles. Tunbridge Wells has a main line railway station with fast and frequent services to both London and the south coast. In general the area is well served with good schooling, both state and independent, for children of all ages including the well regarded grammar schools in St Johns. Local recreational facilities include golf, cricket, tennis and rugby clubs, a sports centre on St Johns Road in Tunbridge Wells and the extremely attractive Rusthall Common itself.

The accommodation comprises: Access is via a partially glazed door to:

ENTRANCE HALL: Wooden flooring, radiator, stairs to the first floor, textured ceiling and doors leading to:

LOUNGE: Exposed pine flooring, feature cast iron fireplace with tiled hearth and fitted cupboard to one side of the chimney breast, two double glazed windows to the front each with fitted blinds, television and telephone point, radiator, cornicing.



KITCHEN/BREAKFAST ROOM: Vinyl floor, good sized under stair cupboard (currently used as a pantry) corning, areas of exposed brickwork to the walls and wall mounted Worcester boiler. A range of contemporary base units with a complimentary work surface, space for a washing machine, single bowl inset sink with mixer tap over, double glazed windows to the rear, Range cooker on a quarry tile hearth inset to the old fireplace, areas of tiled walls and space for free standing fridge freezer, radiator and areas of wood panelling. Open in turn to:

INNER LOBBY: Plastic tiled floor, partially glazed door to the rear garden with further window above, door leading to:

BATHROOM: Tiled floor, panelled bath with mixer tap over and shower attachment, areas of metro style tiling, low level wc, feature sink inset to a storage unit with tiled splash back, opaque double glazed window to the side, extractor fan, inset spot lights to the ceiling, feature heated towel rail, stand alone shower cubicle with power shower over, further feature radiator.

FIRST FLOOR LANDING: Exposed pine floorboards, cupboard with good storage space and fitted shelving, doors leading to:

BEDROOM: Laminate flooring, double glazed window to side with fitted blind, radiator.

BEDROOM: Laminate flooring, double glazed window to the rear with fitted blind, radiator, textured ceiling.

BEDROOM: Two double glazed windows to the front each with fitted blinds, exposed pine floor boards, radiator.

OUTSIDE FRONT: The property has a small front garden with space for a bench and some potted plants.

REAR: Low maintenance patio area to the immediate rear of the property with detached external shed and space for bins. There is also an external tap. Via a right of way at the rear of the property there are steps leading up to a private rear garden accessed via a gate with a further low maintenance area with paving slabs suitable for table, chairs and barbecue. A further raised area set to grass and then further steps leading up to further low maintenance raised areas of garden. There is mature shrub bedding and the garden has a combination of retaining fences, trees and mature hedging.

TENURE: Freehold.

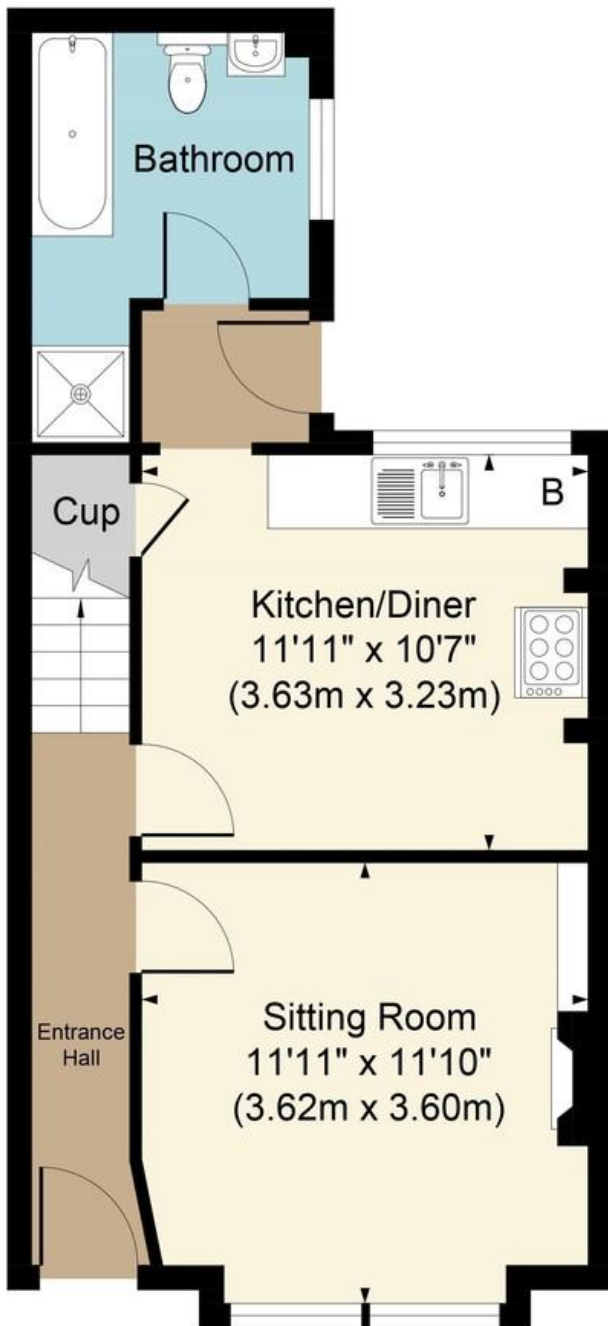
VIEWING: By telephone appointment to Wood & Pilcher on 01892 511211.

Important Notice

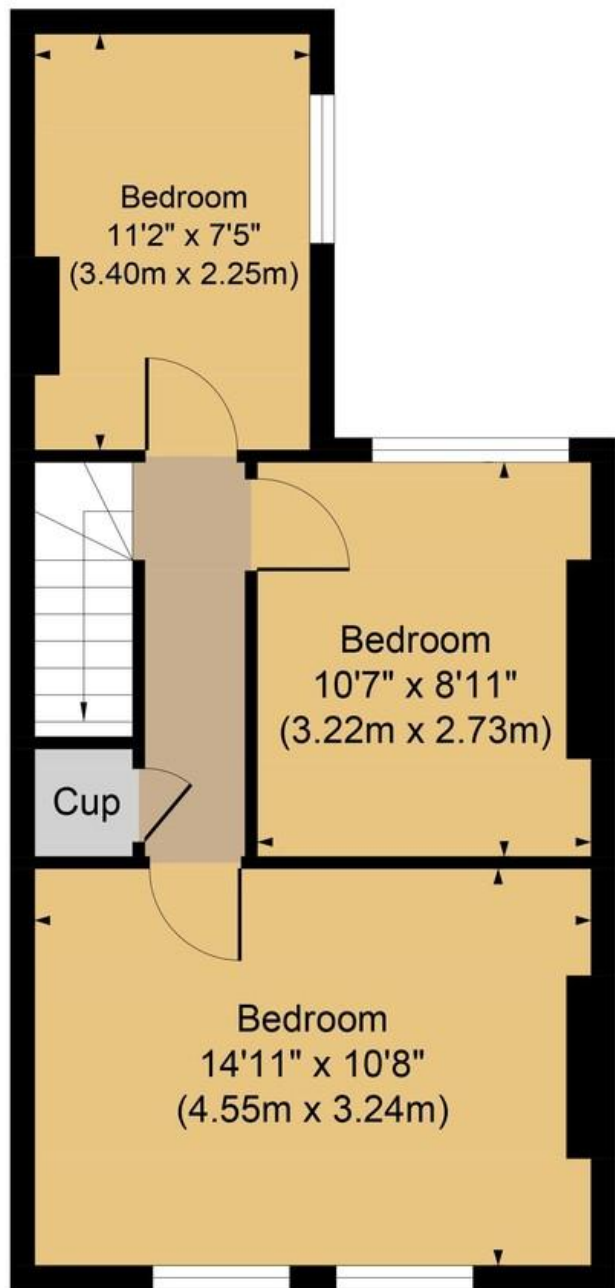
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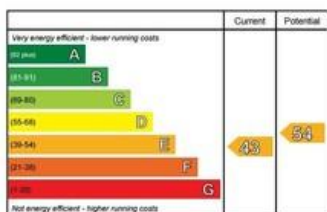
Agent Note: Please note that not everything in the photographs may be included in the sale.



Ground Floor



First Floor



Approx. Gross Internal Floor Area 822 sq. ft / 76.39 sq. m

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and

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